

AMENDED IN SENATE MARCH 6, 2003

SENATE BILL

No. 116

**Introduced by Senators Dunn, Alpert, Figueroa, Romero, Scott,
Soto, and Speier**

(Coauthors: Assembly Members Diaz, Harman, Lieber, and
Lowenthal)

February 3, 2003

An act to amend Section 798.51 of the Civil Code, relating to
mobilehome parks.

LEGISLATIVE COUNSEL'S DIGEST

SB 116, as amended, Dunn. Mobilehome parks: political signs.

Existing law prohibits a mobilehome park rental agreement, rule, or regulation from denying a homeowner or resident the right to invite candidates for public office to meet and speak with homeowners and residents, as specified, or from canvassing or petitioning homeowners and residents with regard to the initiative, referendum, or recall processes, as specified.

This bill would prohibit a mobilehome park rental agreement, rule, or regulation from denying a homeowner or resident the right to display a political or campaign sign relating to a candidate for election to public office or to the initiative, referendum, or recall processes in the window or on the side of a mobilehome, or ~~on~~ *within* the site on which the home is located if the sign does not extend into the street. ~~The bill would limit a sign displayed under these conditions to exceed 6 square feet in size.~~ *This bill would also make technical changes.*

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

SECTION 1. Section 798.51 of the Civil Code is amended to read:

798.51. (a) No provision contained in any mobilehome park rental agreement, rule, or regulation shall deny or prohibit the right of any homeowner or resident in the park to do any of the following:

~~(a)~~

(1) Peacefully assemble or meet in the park, at reasonable hours and in a reasonable manner, for any lawful purpose. Meetings may be held in the park community or recreation hall or clubhouse when the facility is not otherwise in use, and, with the consent of the homeowner, in any mobilehome within the park.

~~(b)~~

(2) Invite public officials, candidates for public office, or representatives of mobilehome owner organizations to meet with homeowners and residents and speak upon matters of public interest, in accordance with Section 798.50.

~~(c)~~

(3) Canvass and petition homeowners and residents for noncommercial purposes relating to mobilehome living, election to public office, or the initiative, referendum, or recall processes, at reasonable hours and in a reasonable manner, including the distribution or circulation of information.

~~(d)~~

(4) Display a political or campaign sign relating to a candidate for election to public office or to the initiative, referendum, or recall processes. ~~The management may not prohibit a homeowner or resident from posting the political or campaign sign in the window or on the side of a mobilehome, or on within the site on which the home is located or installed if the sign does not extend into the street. A sign permitted by this subdivision may, so long as the sign does not exceed six square feet in size.~~

~~(e)~~

(b) A homeowner or resident may not be charged a cleaning deposit in order to use the park recreation hall or clubhouse for meetings of resident organizations for any of the purposes stated in Section 798.50 and this section, whether or not guests or visitors from outside the park are invited to attend the meeting, if a

1 homeowner or resident of the park is hosting the meeting and all
2 homeowners or residents of the park are allowed to attend.

3 ~~(f)~~

4 (c) A homeowner or resident may not be required to obtain
5 liability insurance in order to use common area facilities for the
6 purposes specified in this section and Section 798.50. However, if
7 alcoholic beverages are to be served at any meeting or private
8 function, a liability insurance binder may be required by the park
9 ownership or management. The ownership or management of a
10 mobilehome park may prohibit the consumption of alcoholic
11 beverages in the park common area facilities if the terms of the
12 rental agreement or the rules and regulations of the park prohibit
13 it.

14 ~~(g)~~

15 (d) A homeowner, organization, or group of homeowners using
16 a recreation hall or clubhouse pursuant to this section shall be
17 required to adhere to any limitations or restrictions regarding
18 vehicle parking or maximum occupancy for the clubhouse or
19 recreation hall.

